

CITY of MORENO VALLEY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	137,200
Annual Single-Family Units Permitted (1996-98, Avg.):	212
Annual Multi-Family Units Permitted (1996-98, Avg.):	36
Total Annual Residential Units Permitted (1996-98, Avg.):	248

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	N
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: Development Impact Fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	<25%
multi-family	not used

v. Nexus Reports

-None currently available, impact fee update in process.

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No-project would rarely require a GPA or zone change.

ii. Expected Location of New Subdivision in this Jurisdiction:

Via Del Lago in Southwest Moreno Valley
Iris @ Moreno Beach

iii. Expected Environmental Assessment Determination:

Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (22 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, traffic signs, striping of roadways
-Common Amenities / Open Space:	-no common amenities required
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood plain

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	62.30
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	164,750
Total Valuation per 25 Unit Subdivision Model	4,118,750

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ²	deposit	2,500
Zone Change Application Fee ²	deposit	2,500
Planned Unit Development Fee ²	none	-
Tentative Map Fee	5900 flat + 65/lot	7,525
Final Map Fee	1275 flat + 26/lot	1,925
Certificate of Compliance	flat	740
Landscape Review Fee	flat	265
Model Home Complex Permit Fee	flat	575
Planning Grading Plan Check Fee	flat	265
Environmental Review Fee	flat	630
Subtotal Planning Fees		16,925

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (Plumb., Elect., Mech.)	schedule based on sf	355.01
Building Plan Check Fee (Model)	100% of Bldg Permit Fee (3 @ '355.01/model)	1,065
Building Plan Check Fee (Production)	flat per unit	16.44
Fire Dept. Inspection, Permit & Plan Check Fee	flat	207
Engineering Improvement Plan Check Fee	schedule based on improvement val'n (500,000)	16,600
Engineering Improvement Inspection Fee	100 % of Improvement Plan Check Fee	16,600
Rough Grading Plan Check Fee	flat	1,625
Precise Grading Plan Check Fee	600 flat + 10/lot	850
Grading Permit & Inspection Fee	schedule based on CY	705
Grading Permit Issuance Fee	flat	50
Microfilm Fees	flat per model	30
East Muni Water - Sewer Lateral Inspection	125/lateral	125
East Muni Water - Sewer and Water Plan Chk	flat	2,500

East Muni Water - Water Main Inspection	10% of water improvement val'n (28,925)	2,893
East Muni Water - Sewer Main Inspection	10% of sewer improvement val'n (26,700)	2,670
Riverside Co. - Flood Control Plan Check	50/lot + 2% of storm drain improvement val'n (24,375)	1,738
Riverside Co. - Storm Drain Connect. Inspect.	flat	1,100
Subtotal Plan Check, Permit & Inspection Fees		61,055

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Moreno Valley USD - School Impact Fee	1.93/sf	4,825	120,625
East Muni Water - Meter Connection Fee	75/meter	75	1,875
East Muni Water - Water Back-up Impact Fee	flat per unit	1,510	37,750
East Muni Water - Sewer Back-up Impact Fee	flat per unit	1,955	48,875
East Muni Water - Sewer Treat. Impact Fee	flat per unit	1,890	47,250
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
City - Park Land Dedic'n In-Lieu Fee	flat per unit	4083.53	102,090
City - Traffic Signalization Fee	flat per unit	340	8,500
City - Public Facilities Fee	flat per unit	3,100	77,500
Subtotal Infrastructure, Impact & District Fees			445,340

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	523,320
Total Fees per Unit (total from above / 25 units)	20,933

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Infill Unit in this Jurisdiction:	Central Moreno Valley Graham @ Eucalyptus -- 13082 Pavillion Ct.
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructural standards to adjacent properties; street trees, driveway
-Typical Reporting:	-soils, flood plain

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	62.30
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	164,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Custom Home Review	flat		265
Landscape Review Fee	flat		265
Planning Grading Plan Check	flat		265
Subtotal Planning Fees			795

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (Plumb., Elect., Mech.)	schedule based on sf	516.17	516
Building Plan Check Fee	100% of Bldg Permit Fee @ 516.17/unit		516
Grading Plan Check & Permit Fee	flat		650
Grading Inspection Fee	schedule based on CY		625
East Muni Water - Sewer Lateral Inspection	125/lateral	125	125
Microfilm Fees	flat per unit	30	30
Subtotal Plan Check, Permit & Inspection Fees			2,462

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Moreno Valley USD - School Impact Fee	1.93/sf	4,825	4,825
East Muni Water - Meter Connection Fee	75/meter	75	75
East Muni Water - Water Back-up Impact Fee	flat per unit	1,510	1,510
East Muni Water - Sewer Back-up Impact Fee	flat per unit	1,955	1,955
East Muni Water - Sewer Treat. Impact Fee	flat per unit	1,890	1,890
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
City - Park Land Dedic'n In-Lieu Fee	flat per unit	4083.53	4,084
City - Traffic Signalization Fee	flat per unit	340	340
City - Public Facilities Fee	flat per unit	3,100	3,100
Subtotal Infrastructure, Impact & District Fees			17,814

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	21,071
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	No-project would rarely require a GPA or zone change.
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Northwest Moreno Valley Eastridge @ Frederick
iii. Expected Environmental Assessment Determination:	Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street (22 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping,
-Internal Site Improvements:	-driveways, street lights
-Common Amenities / Open Space:	-no common amenities
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood plain

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	59.00
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	63,500
Total Valuation per 45 Unit Subdivision Model	2,857,500

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ²	deposit		2,500
Zone Change Application Fee ²	deposit		2,500
Planned Unit Development Fee ²	none		-
Plot Plan Review Fee	flat		4,805
Landscape Review Fee	flat		265
Planning Building Plan Check	flat		265
Planning Grading Plan Check Fee	flat		265
Environmental Review Fee	flat		630
Subtotal Planning Fees			11,230
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee (Plumb., Elect., Mech.)	schedule based on sf	271.95	12,238
Building Plan Check Fee	100% of Bldg Permit Fee @ 271.95/unit		12,238
Fire Dept. Inspection, Permit & Plan Check Fee	flat		207
Engineering Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		16,600
Engineering Improvement Inspection Fee	100 % of Improvement Plan Check Fee		16,600
Rough Grading Plan Check Fee	flat		1,625
Precise Grading Plan Check Fee	600 flat + 10/lot		610
Grading Permit & Inspection Fee	schedule based on CY		685
Grading Permit Issuance Fee	flat		50
Microfilm Fees	flat per building	30	180
East Muni Water - Sewer Lateral Inspection	125/lateral	125	5,625
East Muni Water - Sewer and Water Plan Chk	flat		2,500
East Muni Water - Water Main Inspection	10% of water improvement val'n (32,500)		3,250
East Muni Water - Sewer Main Inspection	10% of sewer improvement val'n (30,000)		3,000
Riverside Co. - Flood Control Plan Check	3 @ 50/acre + 2% of storm drain improvement val'n (29,900)		748
Riverside Co. - Storm Drain Connect. Inspect.	flat		1,100
Subtotal Plan Check, Permit & Inspection Fees			77,256
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Moreno Valley USD - School Impact Fee	1.93/sf	1,930	86,850
East Muni Water - Meter Connection Fee	75/meter	75	3,375
East Muni Water - Water Back-up Impact Fee	flat per unit	1,510	67,950
East Muni Water - Sewer Back-up Impact Fee	flat per unit	1,955	87,975
East Muni Water - Sewer Treat. Impact Fee	flat per unit	1,890	85,050
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
City - Park Land Dedic'n In-Lieu Fee	flat per unit	3056.92	137,561
City - Traffic Signalization Fee	flat per unit	320	14,400
City - Public Facilities Fee	flat per unit	1,600	72,000
Subtotal Infrastructure, Impact & District Fees			556,736
ix. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			645,222
Total Fees per Unit (total from above / 45 units)			14,338

Notes: ¹ Deposit is based on typical actual cost. In addition to a traffic study, the developer may have to pay for a Flood Plain Study Review and a Drainage Basin Area Study. These studies are charged based on project acreage rather than actual cost.

²These fees are not typically applied to this project type/size in this jurisdiction. They are included here only for comparison purposes for this study, in order that cross-jurisdictional comparisons are based on the same set of assumptions.